

SOUTH STREET REDEVELOPMENT AREA BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated South Street Redevelopment Area, in Lincoln, Nebraska, qualifies as a blighted and substandard area, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the South Street Redevelopment Area, referred to as the Redevelopment Area.

The South Street Redevelopment Area boundary is an estimated 104 acre mixed use retail, public services, industrial and residential land use area, located generally, from 7th to 17th Streets along South Street, in the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area includes MDS Pharma Services, a laboratory and research facility, the Lancaster Manor campus, Trabert Hall campus, Saratoga Elementary School, the historic Saint Francis Chapel, as well as a mix of both new and traditional retail outlets and, primarily, older 1900's to 1920's residential, single family structures, with a few newer multifamily rental housing facilities.

* The South Street Redevelopment Area boundary is described as an area in or adjacent the City of Lincoln, Lancaster County, Nebraska, described, generally, as follows: Beginning at the midpoint of the intersection of S. 8th and Rose Streets, thence continuing south along the center line of S. 8th Street to its intersection with the north line of Plum Street, thence east along said line to its intersection with the west line of S. 16th Street, thence across S. 16th Street to the south side of Parcels 1 through 4, Roselyn Terrace, continuing east along said line to its intersection with the west line of Parcel 9, thence north along said line to the alley located within Block 10, Burr's Subdivision, thence east along the alley to its intersection with the west line S. 17th Street, thence south along said line to a point perpendicular to the north line of Parcel 12, Block 2, Harwood's Addition, thence east across a line from said point to the alley located within Block 2, Harwood's Addition, thence south along the alley, crossing South Street, and continuing to the south line of Parcel 10, Block 1, Ryon's Addition, thence west along said line to a point perpendicular to the east line of Parcel 14, Block 1, Ryon's Addition, thence south along a line from said point to the north line of Ryons Street, thence west along said line to its intersection with the center line of S. 17th Street, thence south along said line to a point perpendicular to the south line of Ryons Street, continuing west along said line to its intersection with the west line of S. 16th

Street, thence north along said line to its intersection with the south line of Parcel 3, Block 1, Central Park Subdivision, thence west along said line to its intersection with the east line of S. 15th Street, thence south along said line to intersection with the north line of Marion Street, thence west along said line to its intersection with the west line of S. 14th Street, thence north along said line to its intersection with the south line of Hudson Street, thence west along said line to its intersection with the center line of S. 13th Street, thence south along said line to its intersection with the center line of Saratoga Avenue, thence west along said line to its intersection with the center line of S. 11th Street, thence north along said line to its intersection with the south line of Lot 136, thence west along said line to its intersection with the alley within Block 1, South Park Addition, continuing north along the alley to its intersection with the south line of Parcel 9, Block 1, South Park Addition, thence west along said line to its intersection with the center line of S. 10th Street, thence north along said line to its intersection with the south line of Parcels 1 through 6, Blocks 1 and 2, South Park Addition, continuing west along said line to its intersection with the east line of Parcel 1, Block 1, Moulton's Subdivision, thence south along said line to the south line of the same parcel, continuing west along the south line to its intersection with the west line of Lot 146 (in the Burlington Northern Railroad right-of-way), thence northwest along said line to its intersection with the south line of South Street, thence west along said line to a point approximately opposed to the north/west line of Gillespie Street, thence north along said line, curving to conform to the north line of Gillespie Street, to its intersection with the east line of the Burlington Northern Railroad right-of-way, thence northwest along said line to its intersection with the center line of Rose Street, thence east along said line to the point of beginning.

~~Illustration 1 identifies the South Street Redevelopment Area in context to the City of Lincoln.~~